REAL ESTATE TAX BULLETIN

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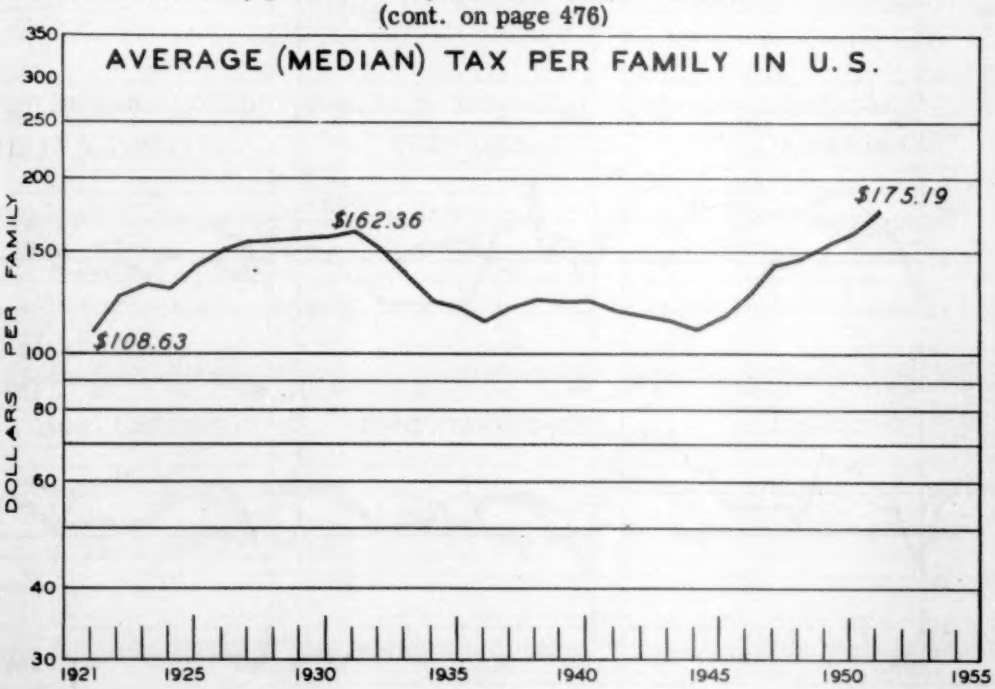
REAL ESTATE TAXES AT A NEW HIGH

THE charts on the following pages represent a complete revision of our charts on the average tax load per family in each of 94 cities of the United States from 1921 to the present. This revision was not possible until the 1950 Federal census figures were made available for each of these cities. By comparing this with the bulletin of October 18, 1950, it will be noticed that the new population figures have made only slight changes in either the height of the line or in its trend. On each of these city-by-city charts the total real estate taxes for the city have been divided by the number of families in the city for each year, and the resultant figure is charted in blue.

The red line on each of these charts is repeated from the chart at the bottom of this page. This line shows the average (median) tax load in the 94 cities. A median is an average computed in such a manner that 47 of the 94 cities will have figures higher than the figure charted and 47 cities will have figures lower. The repetition of this line on each city chart is to make possible a comparison of the trend of taxes in any particular city with the trend in all cities.

(cont. on page 476)



AVERAGE REAL ESTATE TAX PER FAMILY

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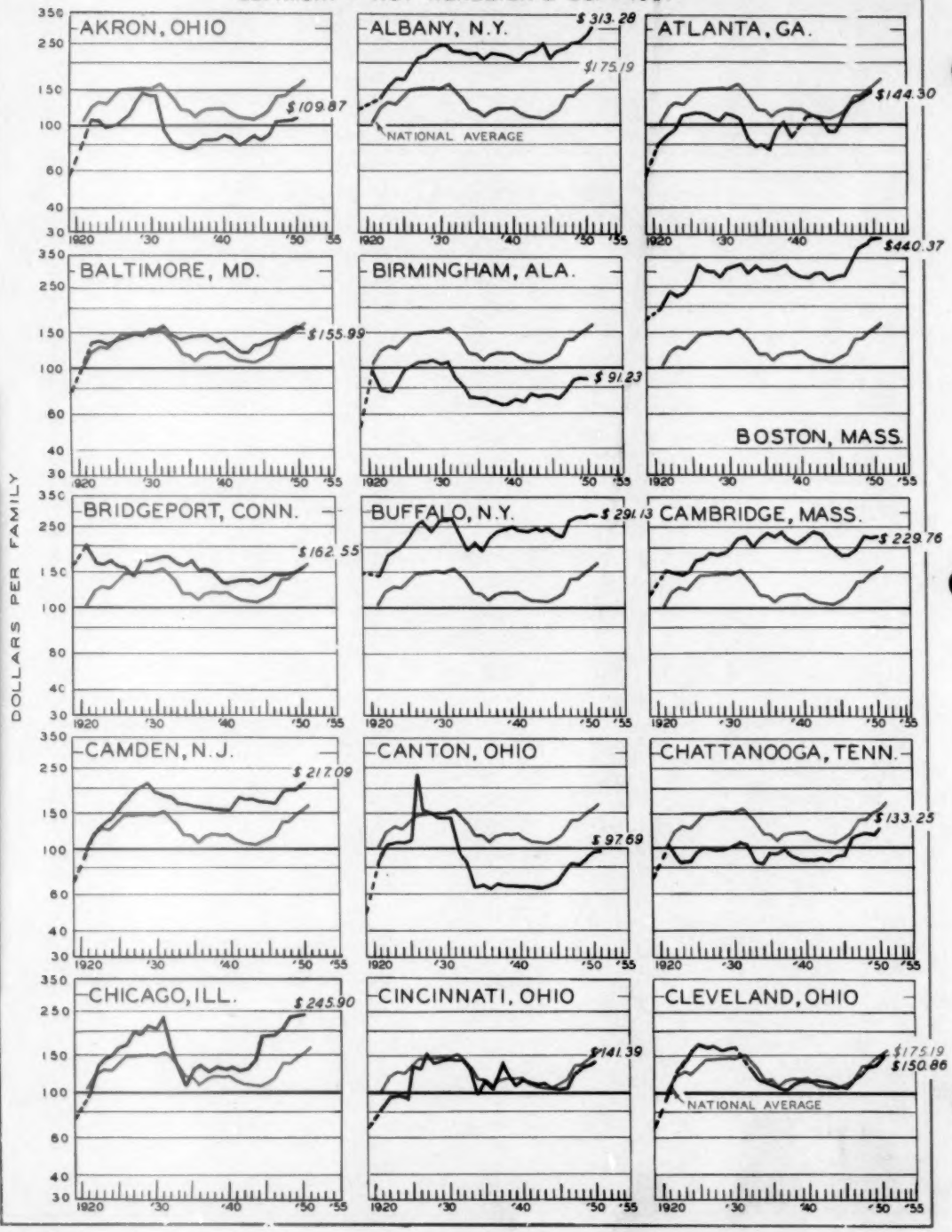

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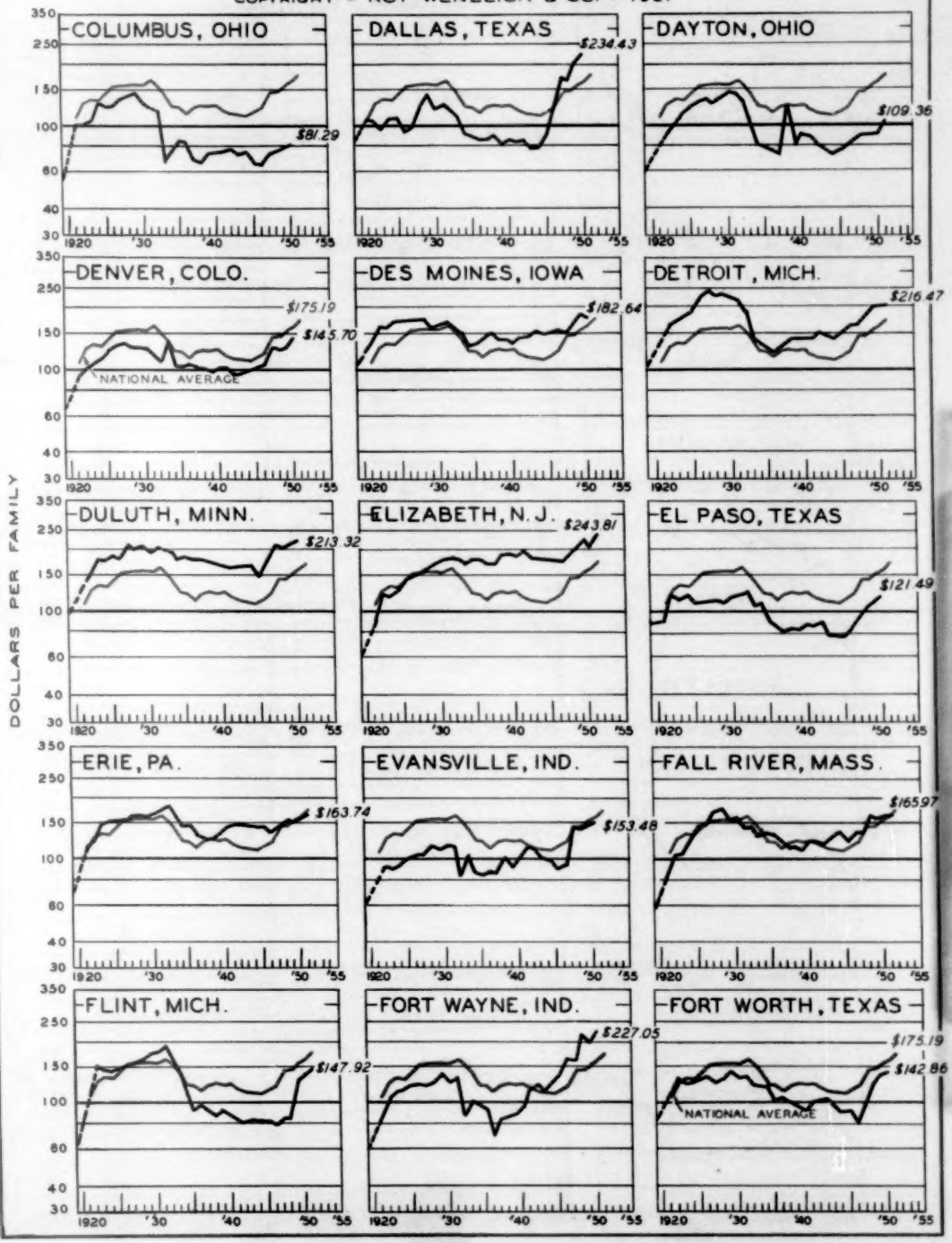

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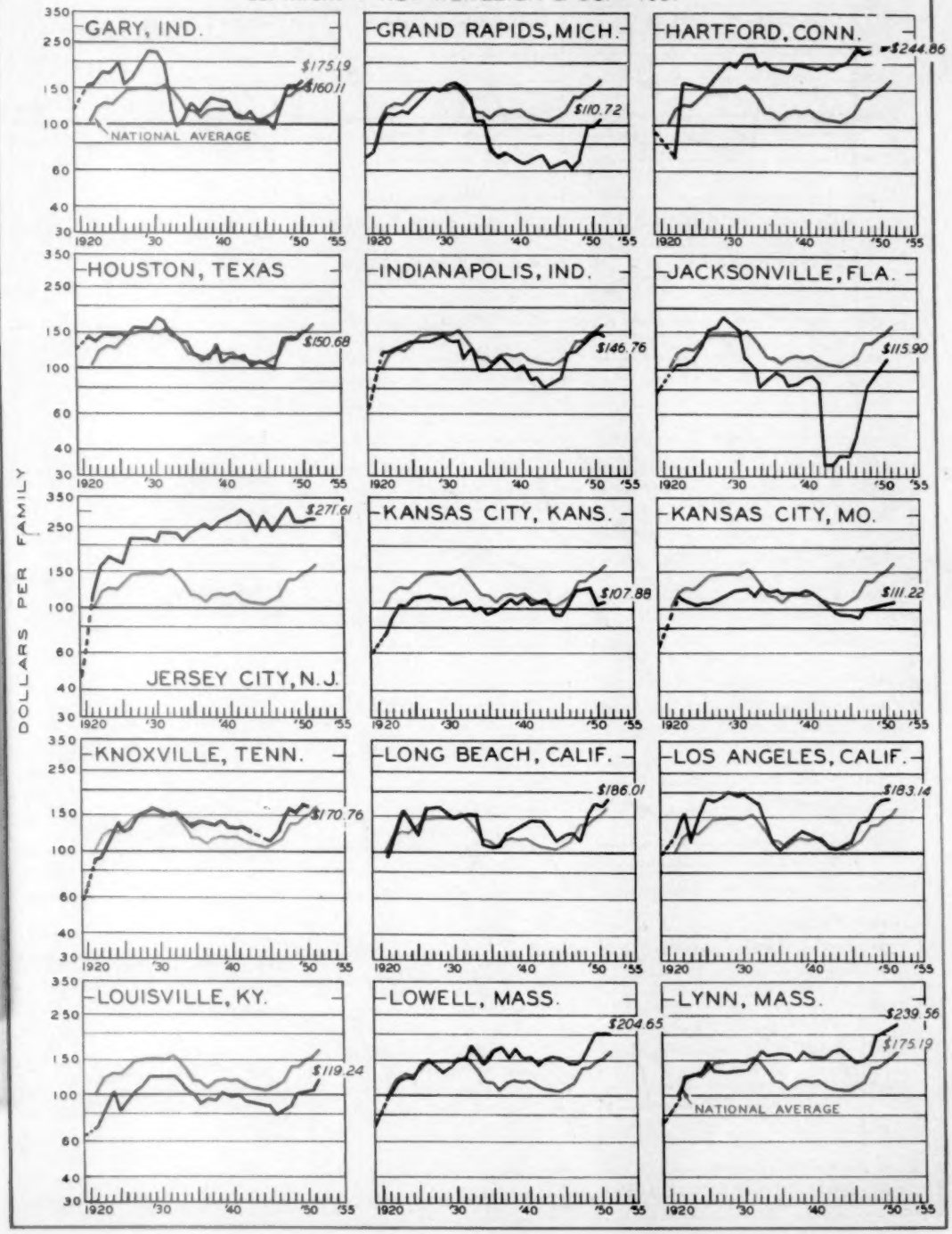

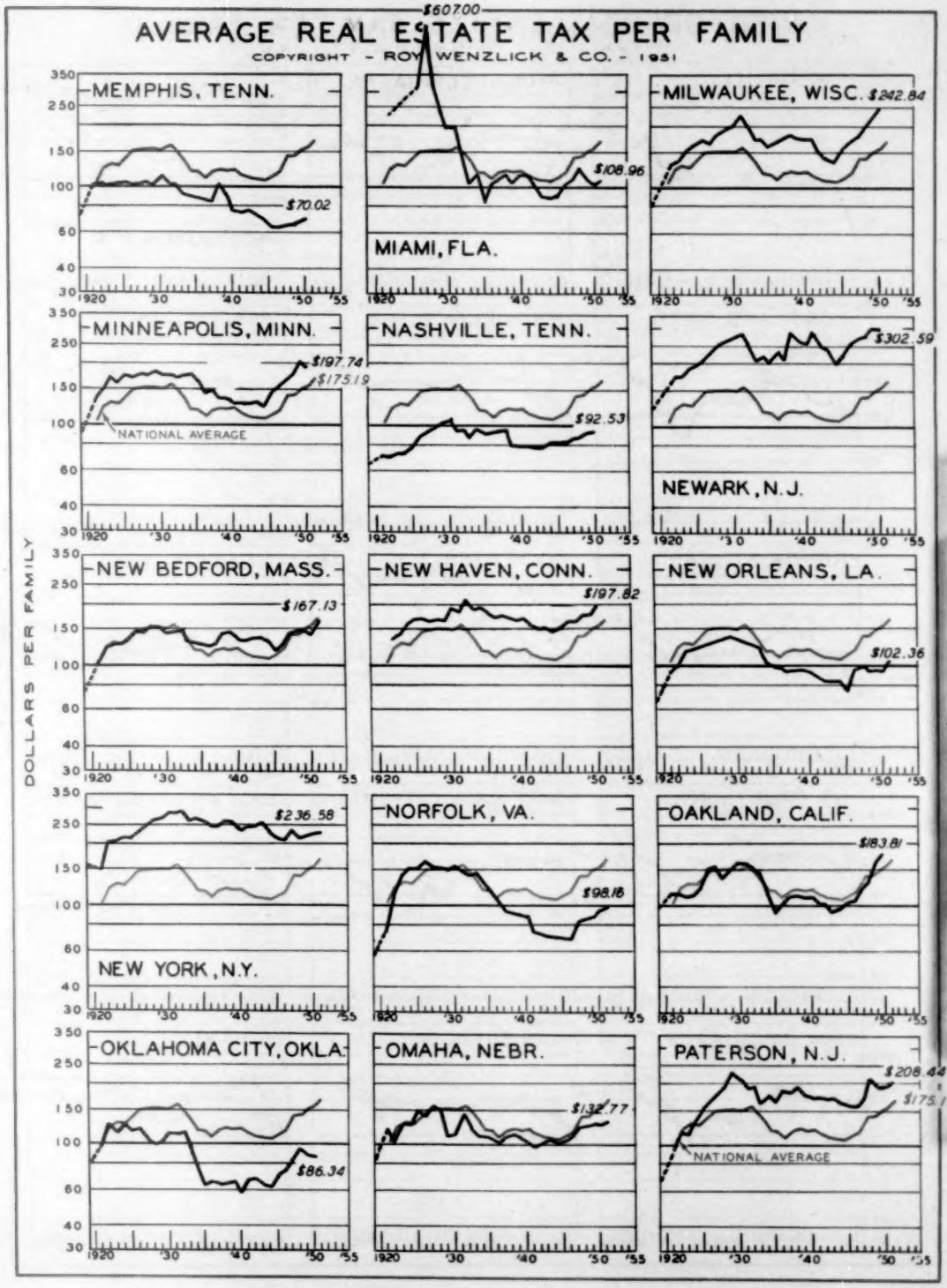
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DOLLARS PER FAMILY
MEMPHIS, TENN.
$70.02
MIAMI, FLA.
$607.00
$108.96
MILWAUKEE, WISC.
$242.84
MINNEAPOLIS, MINN.
$197.74
$175.19
NATIONAL AVERAGE
NASHVILLE, TENN.
$92.53
NEWARK, N.J.
$302.59
NEW BEDFORD, MASS.
$167.13
NEW HAVEN, CONN.
$197.82
NEW ORLEANS, LA.
$102.36
NEW YORK, N.Y.
$236.58
NORFOLK, VA.
$98.18
OAKLAND, CALIF.
$183.81
OKLAHOMA CITY, OKLA.
$86.34
OMAHA, NEBR.
$132.77
PATERSON, N.J.
$208.44
$175.19
NATIONAL AVERAGE
350
250
150
100
60
40
30
1920
'30
'40
'50
'55

AVERAGE REAL ESTATE TAX PER FAMILY

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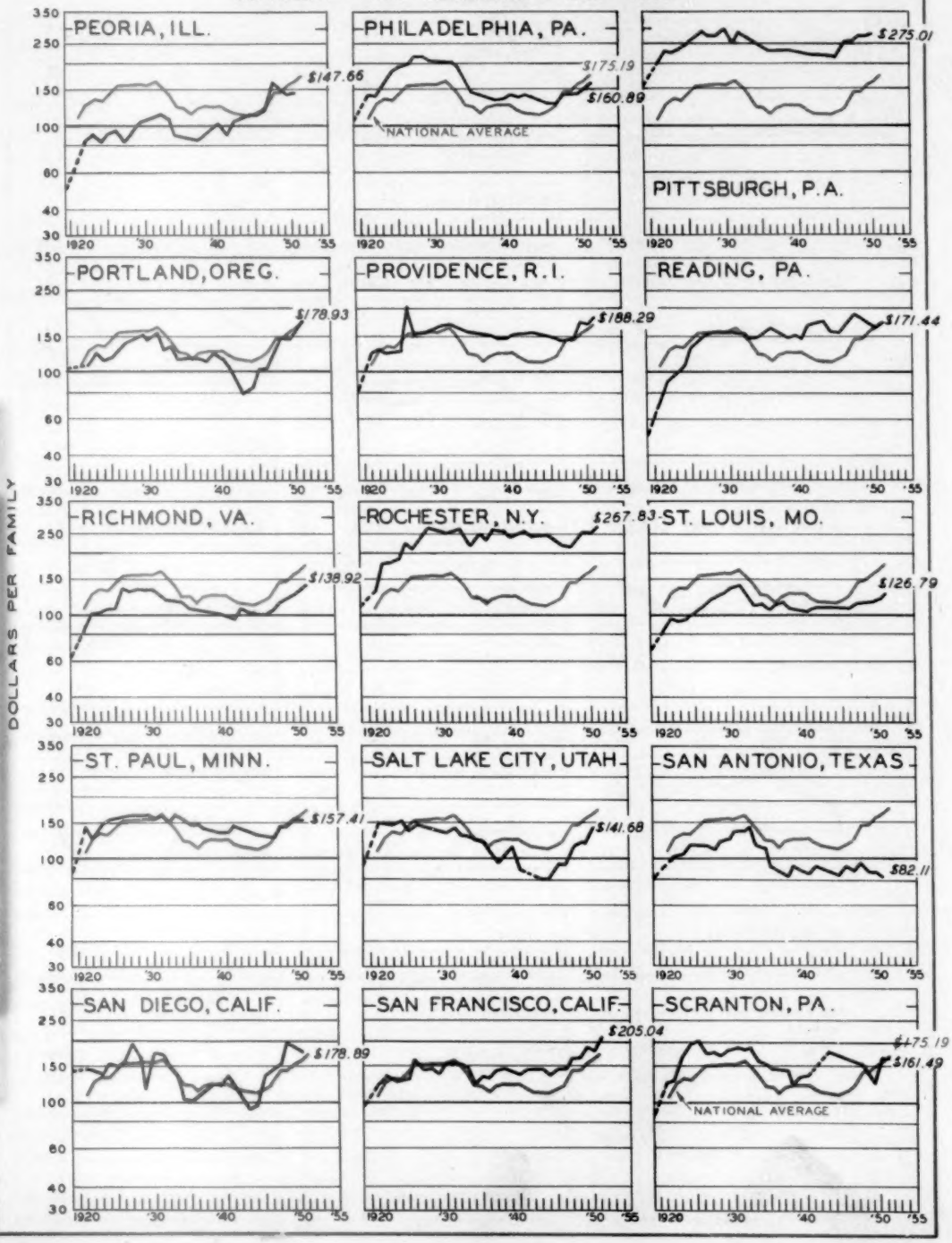

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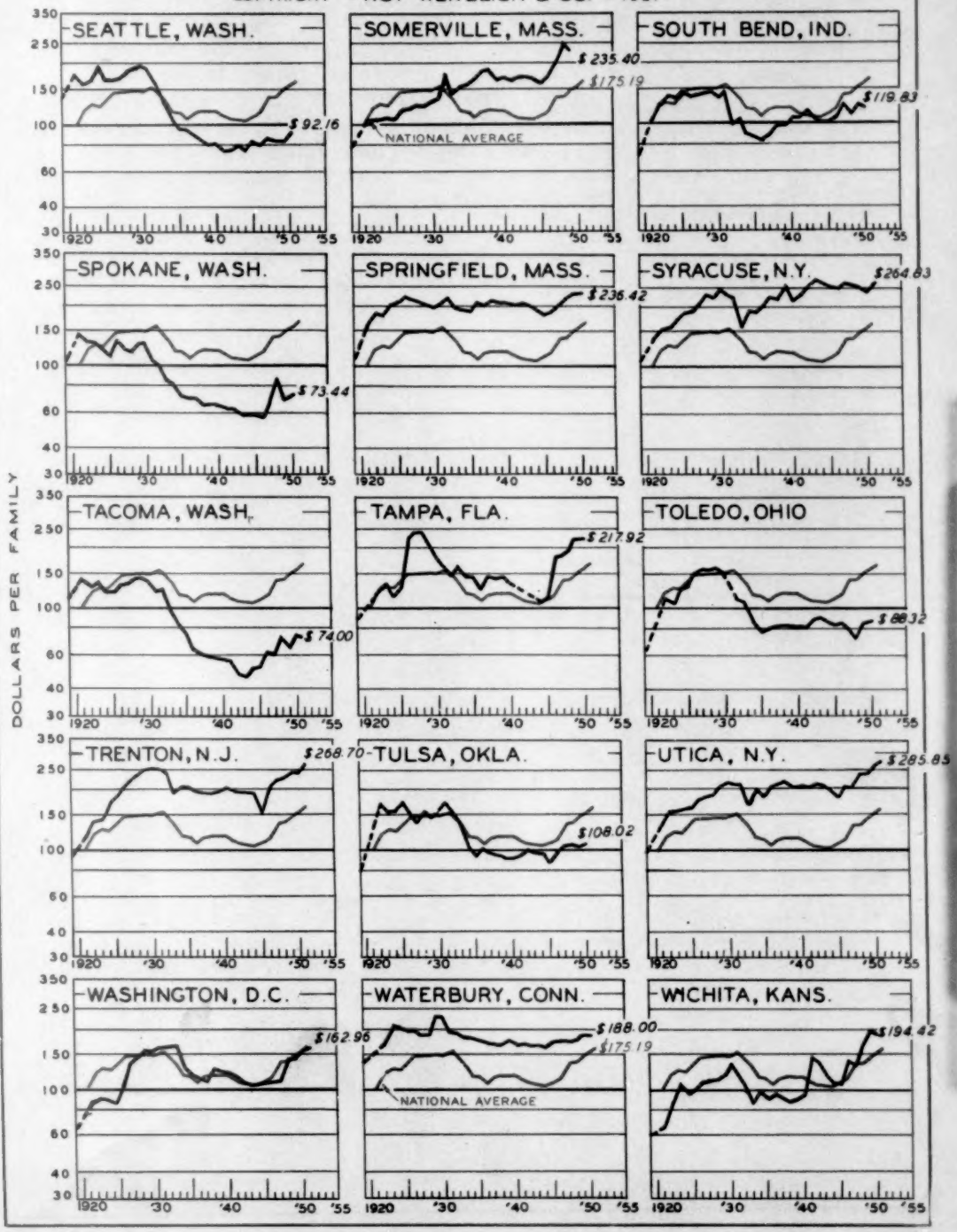

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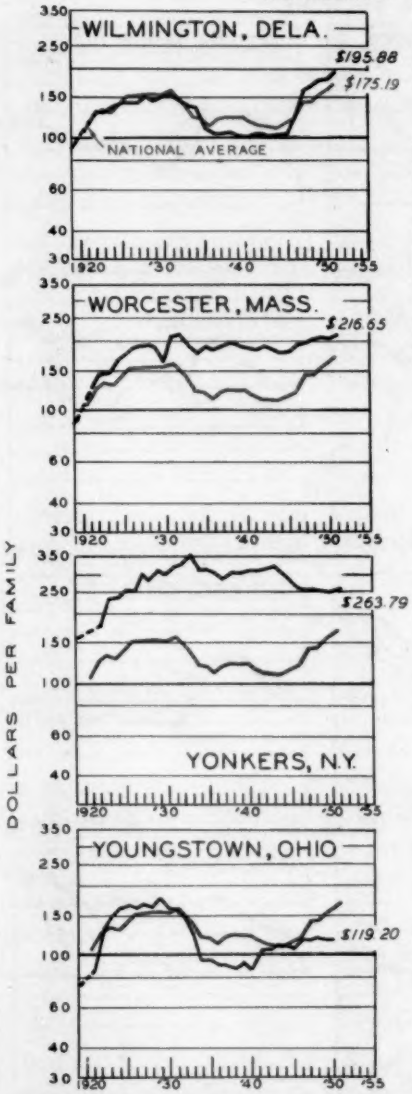

(cont. from page 469)

The figure for 1951 on the national chart is a preliminary figure due to the fact that not all of the cities end their fiscal year at the same time, and in some cities the final 1951 figures are not yet available.

The table below ranks all cities on the basis of the average tax load per family in 1950, the last year for which figures are available on all cities.

Rank			Rank		
1	Boston, Mass.	$441	48	Washington, D. C.	$160
2	Newark, N. J.	303	49	Erie, Pa.	159
3	Buffalo, N. Y.	297	50	St. Paul, Minn.	157
4	Albany, N. Y.	289	51	Portland, Oreg.	156
5	Jersey City, N. J.	272	52	Evansville, Ind.	153
6	Pittsburgh, Pa.	270	53	Cleveland, Ohio	151
7	Utica, N. Y.	263	54	Houston, Tex.	151
8	Yonkers, N. Y.	257	55	Indianapolis, Ind.	151
9	Rochester, N. Y.	251	56	Philadelphia, Pa.	150
10	Trenton, N. J.	247	57	Peoria, Ill.	148
11	Chicago, Ill.	246	58	Denver, Colo.	146
12	Milwaukee, Wisc.	243	59	Atlanta, Ga.	144
13	Syracuse, N. Y.	241	60	Fort Worth, Tex.	143
14	Springfield, Mass.	236	61	Salt Lake City, Utah	142
15	Hartford, Conn.	236	62	Cincinnati, Ohio	141
16	Dallas, Tex.	234	63	New Bedford, Mass.	141
17	New York, N. Y.	233	64	Flint, Mich.	139
18	Cambridge, Mass.	230	65	Chattanooga, Tenn.	133
19	Fort Wayne, Ind.	227	66	Richmond, Va.	132
20	Lynn, Mass.	226	67	Omaha, Neb.	129
21	Elizabeth, N. J.	225	68	El Paso, Tex.	121
22	Tampa, Fla.	218	69	South Bend, Ind.	120
23	Camden, N. J.	217	70	Youngstown, Ohio	119
24	Duluth, Minn.	213	71	St. Louis, Mo.	118
25	Worcester, Mass.	213	72	Jacksonville, Fla.	116
26	Detroit, Mich.	207	73	Akron, Ohio	110
27	Lowell, Mass.	202	74	Tulsa, Okla.	108
28	Paterson, N. J.	200	75	Louisville, Ky.	107
29	New Haven, Conn.	198	76	Kansas City, Mo.	107
30	Minneapolis, Minn.	198	77	Miami, Fla.	107
31	Wichita, Kan.	194	78	Kansas City, Kan.	103
32	Waterbury, Conn.	188	79	Grand Rapids, Mich.	100
33	Wilmington, Dela.	184	80	New Orleans, La.	97
34	Oakland, Calif.	184	81	Canton, Ohio	97
35	Los Angeles, Calif.	183	82	Norfolk, Va.	94
36	Des Moines, Iowa	183	83	Nashville, Tenn.	93
37	San Francisco, Calif.	180	84	Seattle, Wash.	92
38	San Diego, Calif.	179	85	Birmingham, Ala.	91
39	Providence, R. I.	178	86	Dayton, Ohio	91
40	Long Beach, Calif.	175	87	Toledo, Ohio	88
41	Knoxville, Tenn.	171	88	Oklahoma City, Okla.	86
42	Scranton, Pa.	169	89	San Antonio, Tex.	82
43	Reading, Pa.	167	90	Columbus, Ohio	81
44	Fall River, Mass.	164	91	Tacoma, Wash.	75
45	Bridgeport, Conn.	163	92	Spokane, Wash.	73
46	Baltimore, Md.	161	93	Memphis, Tenn.	70
47	Gary, Ind.	160			

Note: Figure on Somerville, Mass., not available for 1950.